

Why Does NYCHA Need a Strategic Plan?

NYCHA OWNS A lot of land and buildings but over the past few decades, our funding from all levels of government to care for our buildings has been cut dramatically. Meanwhile, our buildings, many of which are more than 50 years old, have not had proper maintenance. Now they are in really bad shape, made even worse by Hurricane Sandy. To properly fix all of our buildings would cost \$17 billion. What's more, over the last 15 years, the federal government reduced annual funding that NYCHA had received; if it had continued at the regular rate, we would have received an additional \$2 billion dollars from HUD since 2001 to cover the cost of daily operations and major repairs at our developments.

We are broke. NYCHA believes it is important to have public housing for today's public housing residents and for the next generation of public housing residents. We want you to have apartments that are in good repair, that are safe, healthy places for you and your families to live. We want you to have safe, clean communities that are connected to the rest of New York City.

So we created a plan, NextGeneration NYCHA, which will help us save the Housing Authority over the next ten years. A major focus of the plan is the Housing Authority's return to our core purpose of being a landlord. To save public housing for today's residents and the next generation of New Yorkers, NYCHA must return to the

basics: making sure that we have money to operate and guaranteeing quality property management and customer service. To guarantee that residents continue to have access to social services programs, we are working with partners across the City who are developing innovative, effective programs for children, teens, adults and seniors.

Here is a summary of the NextGeneration work we will be doing to create a NYCHA of safe, clean and connected communities:

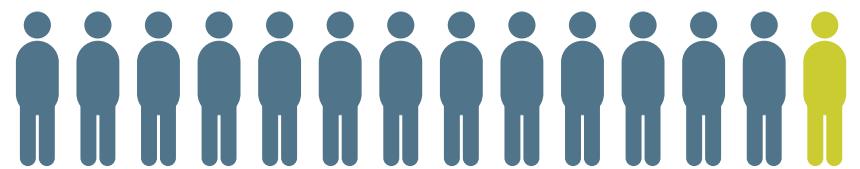
GOAL:
NYCHA will have the money it needs to run the Housing Authority and have money to improve its buildings.

NYCHA has developed several strategies to generate funds that will help us pay for operating costs. The City of New York and the federal Department of Housing and Urban Development have agreed that NYCHA no longer needs to make annual payments to New York of \$100 million. NYCHA plans to improve our rent collection process, and to rent out ground floor spaces in our developments to businesses that can provide valuable services to residents such as grocery stores and day care centers. We will raise the monthly rate of parking spaces to the local market rate and will rent those that are not used by residents to non-residents. This means residents will pay the local market rate up to a cap of \$150, even if the local market rate is higher than \$150. NYCHA residents will always have first priority for spaces. We will also cut expenses at our central offices by integrating some services with other City agencies.



Find out more at on.nyc.gov/ngn

NYCHA SERVES 1 IN EVERY 14 NEW YORKERS



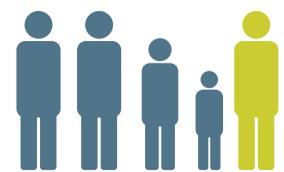
77,000
SENIORS
62 YEARS OLD OR OLDER



110,000
CHILDREN
UNDER 18 YEARS OLD

GOAL:
NYCHA will improve property management and customer service.

To provide better customer service to residents, NYCHA is implementing a number of service improvements. These include: the MyNYCHA app, launched in September 2015 and on the web, that allows residents to place work orders at your convenience without calling the Customer Contact Center; NextGeneration Operations, the local property management model launched January 2015 at several developments that shows great potential for significant improvements in faster repair times, reduced costs, and enhanced resident satisfaction; new environmental and sustainability programs like the recycling initiative which will improve resident health and safety and reduce NYCHA's carbon footprint; our Sandy repairs program which has secured a \$3 billion FEMA grant and begun work at 23 developments; and new safety enhancements including exterior lighting, cameras, new doors, and layered access to improve safety at NYCHA developments.



40%
OF HEADS OF HOUSEHOLDS
ARE 62 YEARS OLD OR OLDER



25%
OF NYCHA EMPLOYEES
ARE RESIDENTS OF
PUBLIC HOUSING

NYCHA BY THE NUMBERS



GOAL:
NYCHA will repair and rebuild our existing buildings and build new housing.

NYCHA's housing portfolio, which includes buildings and open space, also includes some valuable real estate. Potential new housing on some of the developments could help pay for repairs at our existing buildings, which will dramatically change the lives of our residents. It also has the potential to house thousands of additional New Yorkers.

We have created a new development strategy that combines repairing and renovating our existing buildings with subsidies and funding from the City, State and federal programs; building new affordable housing on our developments that adds to the supply of affordable housing in New York City and provides funds to enable us to renovate and repair developments on the same properties; and preserving existing NYCHA housing through HUD programs.

It's important to note that NYCHA residents **will not** lose their housing in any of these programs. All of these programs are designed to keep NYCHA residents in their apartments **and** to make money to repair

and rebuild their apartments to improve every resident's quality of life.

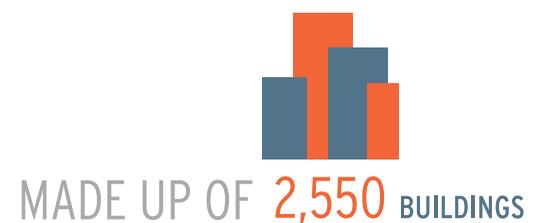
GOAL:
NYCHA will connect residents to the best social services available.

NYCHA is undertaking a variety of initiatives to improve services and opportunities for our residents.

NYCHA is employing the Zone Model that NYCHA's REES (Resident Economic Empowerment and Sustainability) program uses to connect residents with social services providers, employment and economic advancement opportunities, health and wellness services, and education and training opportunities. Through the Zone Model, residents can engage with local providers that offer expert services in their own neighborhoods.

We have also transferred the daily management of 24 NYCHA community centers to the New York City Department of Youth and Community Development and 17 senior centers to the Department for the Aging. These two agencies have relationships with the best social services providers in the City as well as funding opportunities for programming that offers many

NEW YORK'S PUBLIC HOUSING
POPULATION IS THE SAME SIZE AS
THE CITY OF MINNEAPOLIS.



THAT CONSIST OF **178,000** APARTMENTS

CONTAINING OVER **175 MILLION** SQUARE FEET OF SPACE
WHICH IS EQUAL TO 58 WORLD TRADE CENTER 1 BUILDINGS

new opportunities for NYCHA residents.

In November 2015, NYCHA founded the Fund for Public Housing, a not-for-profit organization that will raise \$200 million in its first three years to connect NYCHA residents to organizations which provide job training and social service programs. In addition, our REES program will connect 4,000

residents to new jobs by 2025.

If our plan works—and we think it will—we will be able to stabilize our finances, reduce our backlog, have money in the bank to run daily operations, and make sure that all residents are living in safe, clean, connected communities. It will take some time—and we will need to do hard work together—but we think that, in the long run, saving public housing is worth it.

NYCHA OWNS 74%
OF THE APARTMENTS IN NEW YORK CITY THAT
RENT FOR LESS THAN **\$500/MONTH.**



NYCHA OWNS 51%
OF THE APARTMENTS IN NEW YORK CITY THAT
RENT FOR LESS THAN **\$800/MONTH.**